

**Minutes  
City of Burlington Plan Commission  
Police Dept. Courtroom  
August 14, 2007 6:30 p.m.**

Mayor Lois called the Plan Commission meeting to order this Tuesday evening at 6:30 p.m. followed by roll call: Commissioners John Thate, Darrel Eisenhardt, Bob Schulte and Bob Henney and Town of Burlington Representative Phil Peterson. Commissioners Tom Vos and John Lynch Jr. were absent. Also present were: Interim Administrator Mark Morien; Aldermen Robert Prailes, Katie Simenson and Peter Girolamo, Building Inspector, Patrick Scherrer and Patrick Meehan of Meehan & Company, Inc.

**APPROVAL OF MINUTES**

Commissioner Thate moved and Commissioner Schulte seconded to approve the minutes of July 10, 2007. All were in favor and the motion carried.

**Citizen Comments** – None.

**OLD BUSINESS**

- 1. Consideration to approve a Site Plan application from Riley Construction on behalf of the Aurora Memorial Hospital of Burlington for property located at 250 McHenry Street for a generator addition, subject to Kapur & Associate's August 2, 2007 memo and Patrick Meehan's June 31, 2007 memo to the Plan Commission.**

Mayor Lois opened this issue for discussion.

Mr. Meehan wanted to clarify that his memo regarding this issue is dated July 31, 2007 not June 31, 2007 as noted on the agenda.

Commissioner Henney questioned if there would be a schedule for testing. Riley Construction informed the Commission that there would be testing done weeknights before 8:00 p.m. Commissioner Henney also questioned if there would be curb and gutter around the generator area. Riley Construction stated that there would be protection around the generator area.

Commissioner Vos arrived at 6:35 p.m.

Commissioner Schulte moved and Commissioner Eisenhardt seconded to approve a Site Plan application from Riley Construction on behalf of the Aurora Memorial Hospital of Burlington for property located at 250 McHenry Street for a generator addition, subject to Kapur & Associate's August 2, 2007 memo and Patrick Meehan's June 31, 2007 memo to the Plan Commission as follows:

- The proposed building is to be constructed directly adjacent to the current building in the location of existing asphalt parking. Applicability for storm water management practices follows Ordinance 270-5 of the Burlington Code. The change in use of the existing area from asphalt to rooftop will not generate an increase in runoff from the site. *Storm water detention will not be required.*

- Existing drainage patterns from the site discharge to an onsite storm water collection system. These patterns will not be altered or adversely affect neighboring property owners.
- It appears from the plan that the new conduit service will be open trenched across the parking lot. Caution should be noted where crossing the existing storm sewer line and sanitary sewer line.
- The proposed curb and gutter around the new generator should match the existing curb type on site. The curb and gutter must not extend further in to the drive lane than the existing pavement striping. A minimum 24' drive lane must be provided.
- If the open trench activities do not have asphalt patching within 24 hours of completing the conduit utility work. Erosion control Inlet protection type C for Curb inlet and type B for catch basin inlet will be required for the two catch basins and one inlet on the island directly across from the generator site.
- Deem that the proposed change to the applicant's approved PUD Planned Unit Development Overlay District does not constitute a substantial alteration of the original approved PUD District plans for a hospital type of use at the subject property.
- Approve both the PUD District change and Site Plan as proposed subject to the drawings and materials submitted by the applicant.
- The subject property is zoned in the I-1 Institutional District zoning classification and the PUD Planned Unit Development Overlay District zoning classification. Without elaborating on all of the dimensional requirements of the City Zoning Ordinance relative to the proposed use, the following are some of the most significant requirements which must be met for any proposed use in the I-1 District:
  - Minimum Lot Area: 10,000 square feet.
  - Minimum Lot Width: 80 feet
  - Minimum Front Yard: 25 feet from the right-of-way line of all streets
  - Minimum Side Yard: 10 feet
  - Minimum Rear Yard: 25 feet
  - Maximum Building Height: 60 feet

The proposed addition appears to meet the above dimensional requirements and is located within the side yard of the principal structure.

- The proposed use is located in the side yard area of the site (but located outside of the minimum required side yard setback). Under the provisions of Section 315-54(C)(1), such uses may be placed in the side yard outside of the minimum required setback line. In the current instance, Meehan & Company, Inc. recommends that the proposed power generator be allowed to be placed within the side yard area of the subject property (outside of the minimum required side yard setback line) pursuant to the provisions of Section 315-54(C)(1) of the City Zoning

Ordinance.

- The proposed power generator must be required to meet the noise regulations set forth under the provisions of Section 315-95(B) and (C) of the City Zoning Ordinance.
- That the applicant addresses any other concerns of the City Plan Commission.

All were in favor and the motion carried.

### **NEW BUSINESS**

- 1. Recommendation to the Common Council of an Extraterritorial Certified Survey Map from Rebecca Vos for property located at 7665 Franklin in the Town of Burlington, subject to Kapur & Associate's August 2, 2007 memo and Patrick Meehan's July 31, 2007 memo to the Plan Commission.**

Mayor Lois opened this issue for discussion.

There were no comments.

Commissioner Vos moved and Commissioner Henney seconded to recommend to the Common Council of an Extraterritorial Certified Survey Map from Rebecca Vos for property located at 7665 Franklin in the Town of Burlington, subject to Kapur & Associate's August 2, 2007 memo and Patrick Meehan's July 31, 2007 memo to the Plan Commission as follows:

s. 236.34 (d) On the third line of Surveyor's certificate please add "surveyed, divided and mapped."

- Subject to the approval of the Certified Survey Map by the Town of Burlington and Racine County
- The centerline of Franklin Street must be indicated on Sheet 1 of the proposed CSM.
- The required setback (front, rear, and side) must be indicated on a revised Sheet 1 of the proposed CSM.

All were in favor and the motion carried.

- 2. Recommendation to the Common Council of an Extraterritorial Final Plat from LGW, LLC for Schaal Woods for property located north of Schaal Road and west of STH 83 (Pine Street) in the Town of Burlington, subject to Patrick Meehan's July 31, 2007 memo to the Plan Commission.**

Mayor Lois opened this issue for discussion.

There were no comments.

Commissioner Thate moved and Commissioner Vos seconded to recommend to the Common Council of an Extraterritorial Final Plat from LGW, LLC for Schaal Woods for property located north of Schaal Road and west of STH 83 (Pine Street) in the Town of Burlington, subject to Patrick Meehan's July 31, 2007 memo to the Plan Commission as follows:

- Subject to the Town of Burlington's and Racine County's approval of the Final Plat.
- In Line 6 of Note #12 on Sheet 1, the word "WEEKS" must be corrected to "WEEDS."

All were in favor and the motion carried.

**3. Discussion of potential acquisition of property for the Wastewater Treatment Plant expansion.**

Mayor Lois opened this issue for discussion.

Interim Administrator Morien explained that on Exhibit #2 in the packet, is a site map showing the basic layout of the area if the land were acquired. With the land acquisition is the possibility to relocate the Public Works Department on this site as well as the addition of more storage. Mayor Lois noted that this study had already been seen by the Council and clarified that it is not complete; it is merely a compilation of possible ideas for the future. Mr. Meehan noted that if this plan would be approved, the land would have to be rezoned to I-1, Institutional District.

**OTHER MATTERS**

None.

**ADJOURNMENT**

Commissioner Vos moved and Commissioner Thate seconded to adjourn the meeting at 6:38 p.m. All were in favor and the motion carried.

Adjourned at 6:38 p.m.

Recording Secretary – Angela M. Hansen